

United States Department of the Interior

NATIONAL PARK SERVICE Fire Island National Seashore 120 Laurel Street Patchogue, NY 11772

Review and Comments on Building/Zoning Permit Application

Applicant(s):

Owner: Susan Grey

Owner: Scott Lawrence

Tax Map #:

493-3.60

Application No.:

Receipt #3794

Zoning Authority:

Community:

Islip

Fair Harbor

Object (Yes/No):

Yes

If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.

Reason for Objection: 36 CFR Part 28.12(d)

Objection Type:

Exceeds 35% maximum lot occupancy

Comments:

The Seashore has no application in its files that indicates that the owners of this property applied for any permits to expand the size of this house, which appears to have been expanded, based on a 1984 aerial photograph. Presently, the applicants are looking to legalize an overdevelopment, in terms of an FAR of 32.7%, various setback variances and a lot occupancy of 47.4%, which exceeds the maximum allowed under the Federal Zoning Standards. Additionally, unless the applicant provides finished floor elevations and deck elevations, there is no way to determine if the decks are in keeping with the 5 feet height requirement under the town code. We object to any legalization of developments that were done without permits and are inconsistent with the codes that existed at the time of the construction or are inconsistent with today's codes.

Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.

Sand Colle Superintendent

Cc: Applicant

11/22/2013

Date